

30 POINCIANA DRIVE

30 Poinciana Dr | Dayton, OH



8-unit, two-story multifamily community
Available For Sale

OFFERING MEMORANDUM

**BERKSHIRE
HATHAWAY**
HOMESERVICES
PROFESSIONAL
REALTY

Polly Mobbs
BERKSHIRE HATHAWAY

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EXECUTIVE SUMMARY

30 Poinciana Drive is a stabilized “plug-and-play” investment, featuring extensive interior and exterior modernizations. Units are fully updated.

PROPERTY FACTS:

List Price	\$1,600,000
Number of Units	8
Building Size	8,340 SF
Lot Size	0.92 AC
Parking	4 Covered + 14 Commercial Space

INVESTMENT HIGHLIGHTS:

- » **Turn-Key Condition:** Fully updated units featuring new flooring, modern kitchens, and refreshed bathrooms. The exterior has been professionally painted and landscaped, including an irrigation system and a dedicated outdoor entertainment area with a gazebo.
- » **System Upgrades:** Major capital expenditures have been addressed, including new AC/Heating units for every apartment and a brand-new instant hot water system.
- » **Strategic Parking Asset:** In addition to covered tenant parking, the parcel includes 14 commercial parking spaces behind the property, providing a unique opportunity for additional lease income in a high-demand district.
- » **Efficient Utility Structure:** The building is designed for low owner overhead, with tenants responsible for their own electric utilities.

COMMUNITY AMENITIES:

- » Walking distance to Centerville Square shops & dining
- » On-site laundry facilities
- » Fully secured building with intercom system
- » Each room equipped with individual thermostat



MARKET AERIAL



UPTOWN CENTERVILLE

Uptown Centerville is currently undergoing a multi-million dollar transformation, evolving into a premier walkable destination that blends historic charm with modern urban amenities.

THE UPTOWN ACTION PLAN

The property is positioned to benefit directly from the city's \$30 million capital investment program. Key nearby developments include the \$6.5 million Northwest Quadrant project, which is introducing expanded public greenspace and improved pedestrian connectivity just steps from the property.

PREMIER AMENITIES & WALKABILITY

Residents enjoy immediate walking access to Centerville's most iconic landmarks and "Four Corners" destinations:

- » **Dining & Culture:** Seconds away from the nationally recognized Bill's Donut Shop, Manna Uptown, Agave & Rye, and the historic Town Hall Theatre.
- » **Economic Stability:** Centerville boasts a top-tier school district (ranked in the top 10% nationally) and high household incomes, ensuring a consistent, high-quality tenant base.
- » **Connectivity:** Strategic proximity to the I-675 corridor provides residents with easy commutes to major regional employers, including Wright-Patterson Air Force Base and the Miami Valley's leading healthcare networks.



EXTERIOR PHOTOS





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Listed by:

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